

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Nuzvid Municipality – Certain variation to the sanctioned Master Plan of Nuzvid - Change of land use from Mango Garden, Industrial and Agricultural use zones to Residential use zone in R.S.Nos.1022, 1045 to 1048, 1051, 1052(Part), 1054, 1056, 1058 and 1059 of Nuzvid Municipality to an extent of Ac.96.67 cents, 80 feet wide Master Plan road (X-Q) passing through the above land is realigned as “X-Y-Z-Q” and deleted portion of the realigned road is designated for Public Open Spaces, Residential and Mango Garden use zones for construction of houses under **INDIRAMMA HOUSING SCHEME** - Draft Variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 540**

**Dated the 1<sup>st</sup> August, 2008.**

Read the following:-

1. G.O.Ms.No.477 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11861/2007/R, dated 15.5.2008.
3. Government Memo. No.25670/H1/2007-1, Municipal Administration and Urban Development Department, dated 15.5.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.11861/2007/R, dated 16.6.2008.
5. Government Memo. No.25670/H1/2007-2, Municipal Administration and Urban Development Department, dated 28.6.2008.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.370, Part-I, dated 30.6.2008.

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**ORDER:**

The draft variation to the Nuzvid General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 477 MA., dated 19.9.2000 was issued in Government Memo.No. 25670/H1/2007-2, Municipal Administration and Urban Development Department, dated 28.6.2008 and published in the Extraordinary issue of A.P. Gazette No. 370, Part-I, dated 30.6.2008. No objections and suggestions have been received from the public within the stipulated period. The land proposed for conversion is a Government land and the Scheme is also initiated by the Government for construction of houses under **INDIRAMMA HOUSING SCHEME** to the weaker section people. Hence, the development charges are not levied for the change of land use and the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P.SINGH,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry.  
The Municipal Commissioner, Nuzvid Municipality, Krishna District.

**Copy to:**

The individual through the Municipal Commissioner, Nuzvid Municipality, Krishna District.  
The District Collector, Krishna District.  
The Private Secretary to Minister for MA&UD.  
**SF/SC.**

// FORWARDED :: BY ORDER //

SECTION OFFICER

..Contd.2.

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nuzvid Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 370, Part-I, dated 30.6.2008 as required by clause (b) of the said section.

**VARIATION**

The site falling in R.S.Nos.1022, 1045 to 1048, 1051, 1052(Part), 1054, 1056, 1058 and 1059 of Nuzvid Municipality to an extent of Ac.96.67 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Mango Garden, Industrial and Agricultural use zone in the General Town Planning Scheme of Nuzvid Municipality sanctioned in G.O.Ms.No.477 M.A., dated 19.9.2000 is designated for Residential use zone by variation of change of land use as marked "A-Z"; and the 80 feet wide Master Plan road (X-Q) passing through the above land is realigned as "X-Y-Z-Q" and deleted portion of the realigned road is designated for Public Open Spaces, Residential and Mango Garden use for construction of houses under **INDIRAMMA HOUSING SCHEME** to the weaker section people as shown in the revised part proposed land use map GTP.No.18/2008/R available in Municipal Office, Nuzvid Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use / realignment of road shall not be used as the proof of any title of the land.
5. The change of land use / realignment of road shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain necessary permissions from the Director of Town and Country Planning, Hyderabad / competent authority before taking up any developments in the site.

**SCHEDULE OF BOUNDARIES (Based on combined FMB Sketch)**

North	:	Vacant lands and Mango Gardens in R.S.Nos.1065, 1063, 1021 and 1052 (Part).
East	:	Mango Gardens in 216/8, 214/3, 1055, 215, 1028 and 1044.
South	:	Mango Gardens in 216/8, 214/3, 1055, 215, 1028 and 1044.
West	:	Vacant lands and Mango Gardens in R.S.No.1067.

**S.P.SINGH,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER